



21 Dean Park, Ferryhill, DL17 8HP

£237,950

We are pleased to offer to the market this stunningly presented family home on this popular development in Ferryhill. The property has been very well maintained by the present owners is beautifully decorated throughout and benefits from: gas central heating, double glazing, a pleasant lounge with feature bay window, , high gloss fitted kitchen/diner with built in appliances, utility, downstairs WC family bathroom suite with freestanding bath and shower cubicle, four good size bedrooms, master with en-suite, generous off road parking, garage and beautiful enclosed south facing rear garden with patio areas.

This outstanding family home should be viewed inside to be fully appreciated.

Ground Floor

Entrance Porch



Has composite entrance door.

Hallway

Has staircase leading to the first floor and central heating radiator.

Lounge 11'0 x 11'10 (3.35m x 3.61m)



Has bay window, coved ceiling, central heating radiator x2 and laminate flooring.

Downstairs Cloakroom



Has white suite comprising: WC, hand wash basin with tiled splash back and central heating radiator.

Kitchen/Dining Room 22'8 x 9'1 (6.91m x 2.77m)



Has range of fitted high gloss wall and base units, laminate work surfaces and splash backs, inset stainless steel sink unit with mixer tap, integrated fridge freezer and dishwasher, built in electric double oven, gas hob, stainless steel and glass extractor canopy, breakfast bar, central heating radiator, laminate flooring and UPVC patio doors leading out onto rear garden. central heating radiator.

Utility Room 5'3 x 5'3 (1.60m x 1.60m)



Has fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap. plumbing for automatic washing machine, wall mounted combination gas boiler, laminate flooring and UPVC entrance door.

First Floor

Bathroom WC



Has contemporary white suite comprising: large free standing bath with free standing mixer tap and shower head, vanity unit with built in hand wash basin and WC, central heating towel radiator, corner shower cubicle with mixer shower,

Bedroom 1 11'2 x 11'7 (3.40m x 3.53m)



Has built in storage, central heating radiator and en-suite.

En-Suite



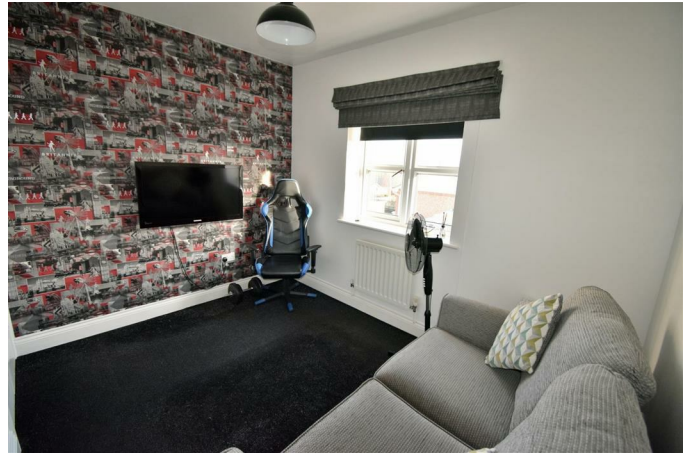
Has white suite comprising: double shower cubicle with mixer shower and glass shower screen, vanity unit with built in hand wash basin and WC, tiled walls and tiled floor and central heating towel radiator.

Bedroom 2 9'3 x 11'3 (2.82m x 3.43m)



Has laminate flooring, built in storage and central heating radiator.

Bedroom 3 10'7 x 10'0 (3.23m x 3.05m)



Has built in storage and central heating radiator.

Bedroom 4 7'0 x 9'5 (2.13m x 2.87m)



Has fitted wardrobes, drawers and overbed storage and central heating radiator.

Exterior



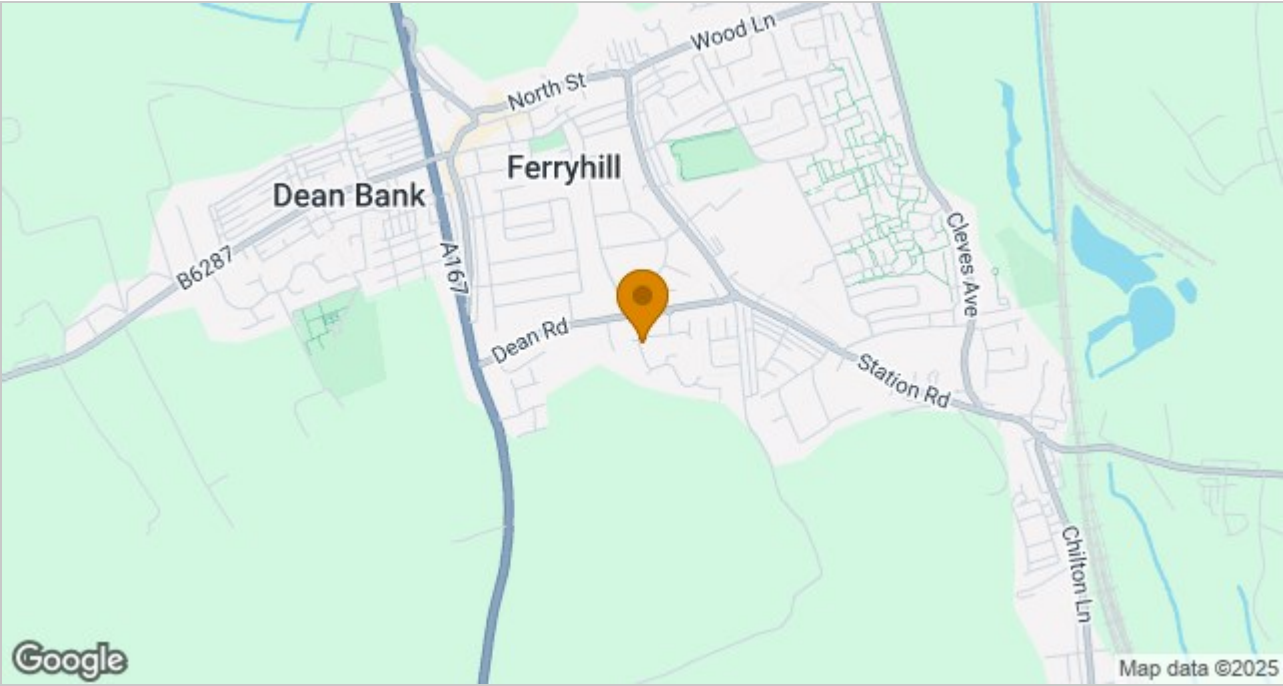
Has resin driveway offering off road parking for a number of vehicles and single garage, to the rear is a south facing garden with two imprinted concrete patio areas, a decked area and garden laid to lawn and glass screening for the hot tub area.

Disclaimer

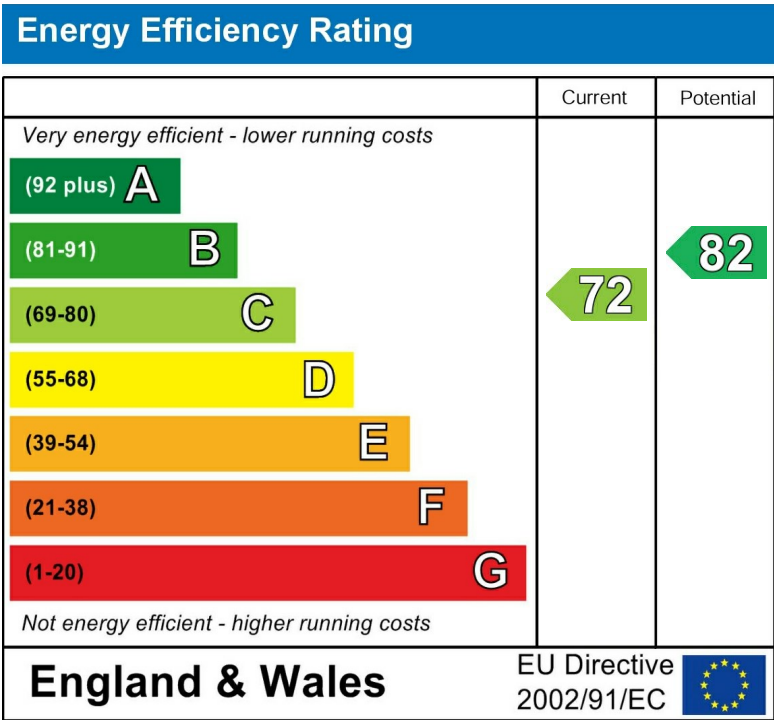
N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE

SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.